



**Construction Contract  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 26  
AGENDA DATE: Thu 04/07/2005  
PAGE: 1 of 2**

**SUBJECT:** Authorize execution of a construction contract with KEYSTONE CONSTRUCTION, INC., Austin, TX, for Anderson Hill Block A Subdivision Project for infrastructure improvements to support the future development of the ten new Smart Housing town homes in an amount not to exceed \$207,450.

**AMOUNT & SOURCE OF FUNDING:** Funding is available in Neighborhood Housing and Community Development Office (NHCD) HOME, Anderson Hill Redevelopment Program.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**REQUESTING** Public Works **DIRECTOR'S**  
**DEPARTMENT:** for Neighborhood Housing and **AUTHORIZATION:** Sondra Creighton  
Community Development;

**FOR MORE INFORMATION CONTACT:** Norman Mattson, 974-7025; Sandra Harkins, 974-3128; Laura Bohl, 974-7064

**PRIOR COUNCIL ACTION:** Zoning Ordinance No. 980430-Q to rezone to CS-MU-CO approved 04/30/1998.

**BOARD AND COMMISSION ACTION:** Recommended by Planning Commission and Board of Adjustments.

**PURCHASING:** Lowest bid of two received.

**MBE / WBE:** 13.19% MBE and 12.82% WBE subcontractor participation.

On May 11, 2000, the City of Austin's Neighborhood Housing and Community Development Office (City) entered into a settlement agreement with the Anderson Community Development Corporation which transferred certain parcels along East 12<sup>th</sup> Street to the City and states that the City would develop up to fifty new housing units. The proposed alleyway and utility improvements will support the development of ten of these housing units on East 12<sup>th</sup> Street between Curve Street and Waller Street.

The work included in this project will provide for infrastructure (water, sewer, power, communication duct, and access alley) to support the future development of the ten new Smart Housing town homes. All new utilities will be underground. The contract allows 180 calendar days for completion of this project.

Bid documents were distributed to 2 general contractors. Bids were opened on February 10, 2005 Keystone Construction, Inc. submitted the lowest of 2 bids received:

Keystone Construction, Inc., Austin, TX	\$207,450.00
Smith Contracting Company, Inc., Austin, TX	\$211,400.00

The contractor's choice of work methodology provides for 7 areas of subcontracting opportunities: erosion control, hauling, trenching, photography, traffic control, asphalt repair, and concrete work.

RCA Serial#: 8095 Date: 04/07/05 Original: Yes

Published:

Disposition:

Adjusted version published:



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Participation subgoals stated in the solicitation were 12.9% MBE; 12.6% WBE. Total participation estimated on bid amount of \$207,450.00.

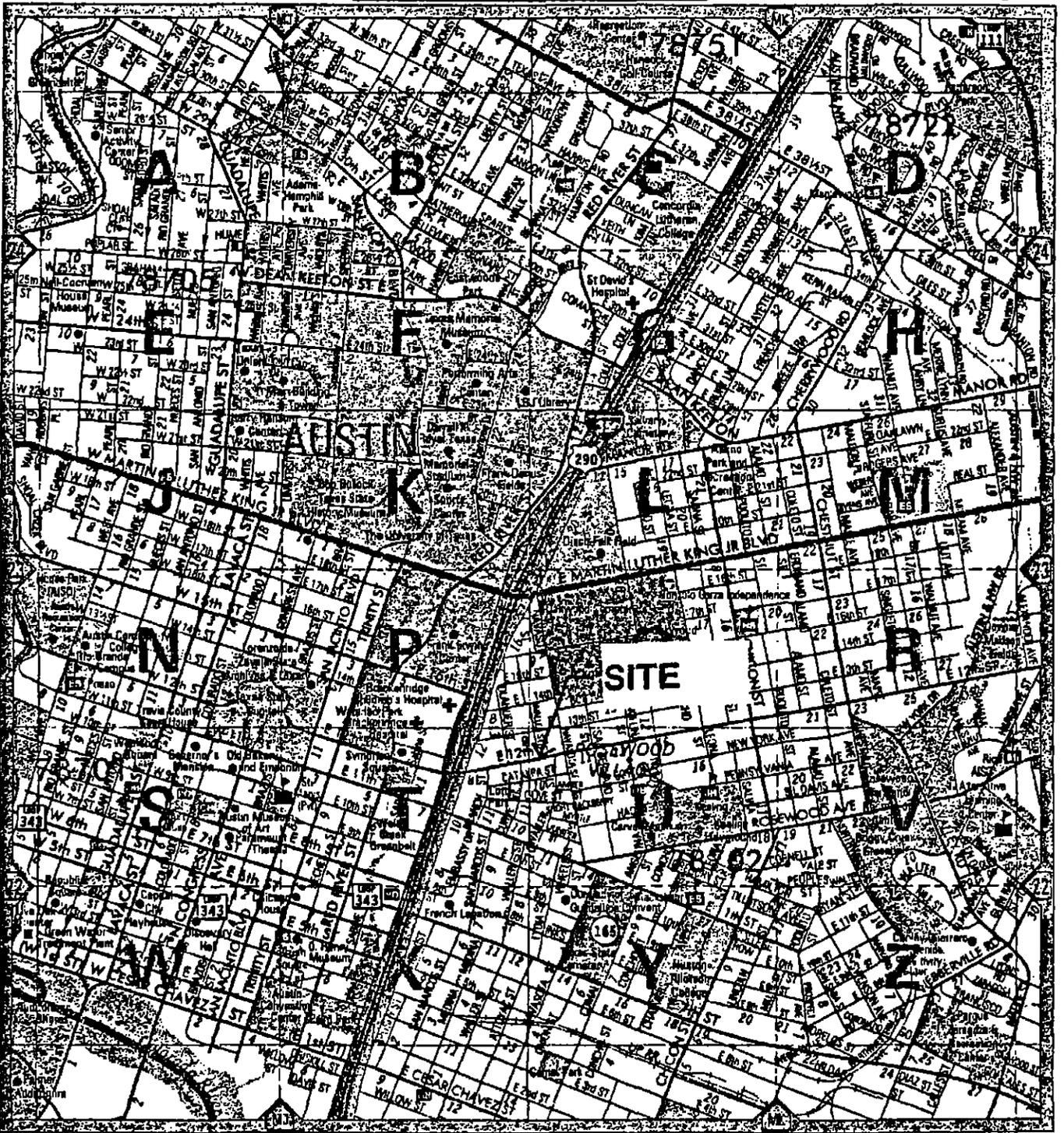
<u>NON M/WBE</u>	<u>\$98,990.00</u>	<u>47.72%</u>
Keystone Construction, Inc., Austin, TX	\$98,990.00	47.72%
 <u>MBE TOTAL – SUBCONTRACTORS</u>	 <u>\$27,360.00</u>	 <u>13.19%</u>
Kellough Trucking, Austin, TX (hauling)	\$5,800.00	2.80%
Lupe Rubio Construction Co., Inc., Kingsland, TX (trenching)	\$21,560.00	10.39%
 <u>WBE TOTAL – SUBCONTRACTORS</u>	 <u>\$26,600.00</u>	 <u>12.82%</u>
Fuquay Inc., Austin, TX (erosion controls)	\$12,500.00	6.03%
White Photography, Dripping Springs, TX (photography)	\$1,200.00	0.58%
Safety Supply Inc., San Antonio, TX (traffic control)	\$2,400.00	1.15%
Industrial Asphalt Inc., Buda, TX (asphalt repair)	\$10,500.00	5.06%
 <u>NON M/WBE TOTAL – SUBCONTRACTORS</u>	 <u>\$54,500.00</u>	 <u>26.27%</u>
Hayden Concrete, Round Rock, TX (concrete work)	\$54,500.00	26.27%

The Contractor submitted an MBE/WBE Compliance Plan that achieved solicitation goals set for this project and was approved by the Department of Small & Minority Business Resources. Second low bidder information is provided.

**SECOND BIDDER – Smith Contracting Company, Inc., Austin, TX - \$211,400.00**  
66.90% Non M/WBE prime participation; 16.55% MBE; 16.55% WBE; 0.00% Non M/WBE subcontractor participation.



CONTINUED ON MAP 555



CONTINUED ON MAP 554

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